



HINCHLIFFE
HOMES



19 THORNLEY GREEN



GROUND FLOOR

Entrance Hall | Lounge | Dining Kitchen | WC

FIRST FLOOR

Landing | Bedroom One | Bedroom Two
Bedroom Three | Bathroom

OUTSIDE

Parking | Gardens

19 THORNLEY GREEN

Lostock Gralam | Northwich | CW9 7YB

Situated in a sought-after picturesque village location within walking distance to amenities, this beautiful three bedroom semi-detached family home is beautifully presented throughout. This property benefits from off road parking for two vehicles and landscaped private garden to the rear.

The property is situated in a wonderful position of Lostock Gralam sitting approximately 3 miles to the East of Northwich town centre. Northwich provides an abundance of local, independent shops, bars, cafes and restaurants which sit alongside more established high street brands. For

closer to hand amenities the development offers a local shop and public house/restaurant. The local primary school is an enviable proposition for families with an Outstanding Ofsted rating. For further commuting options the home is located close to the A556 giving excellent access for a South Manchester commute. The vibrant towns of Knutsford, Chester, Macclesfield and Altrincham are all close to hand for days or nights out. Liverpool John Lennon Airport is approximately 24 miles from the home and Manchester Airport is approximately 14 miles in a Northerly direction.

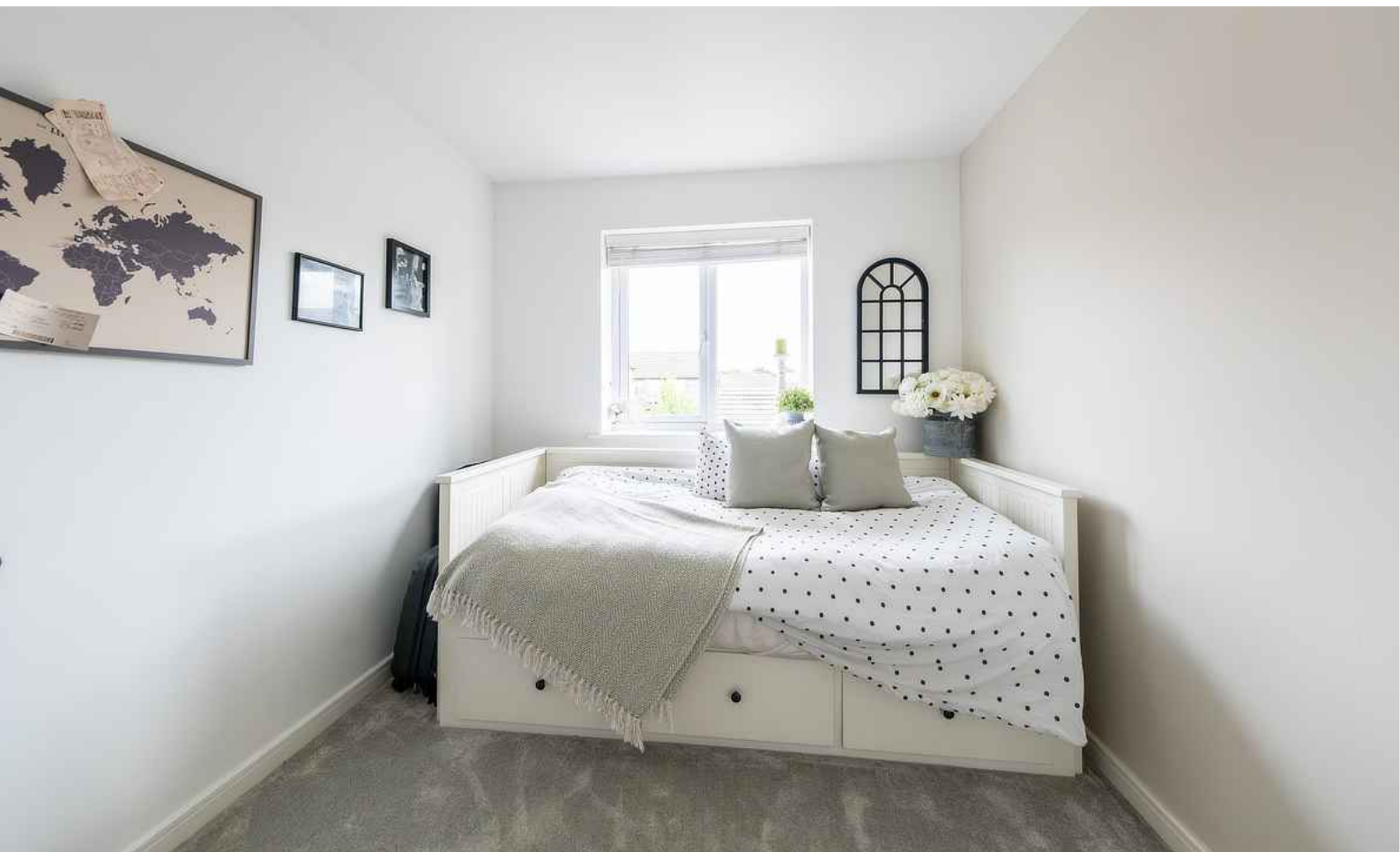








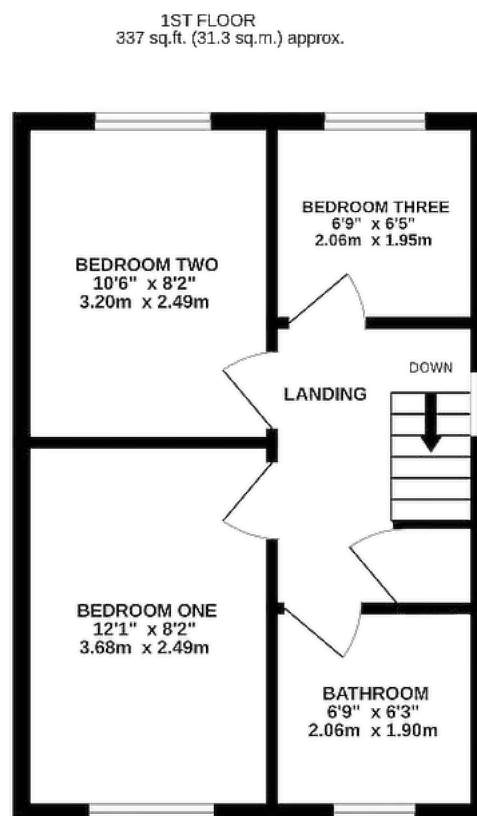
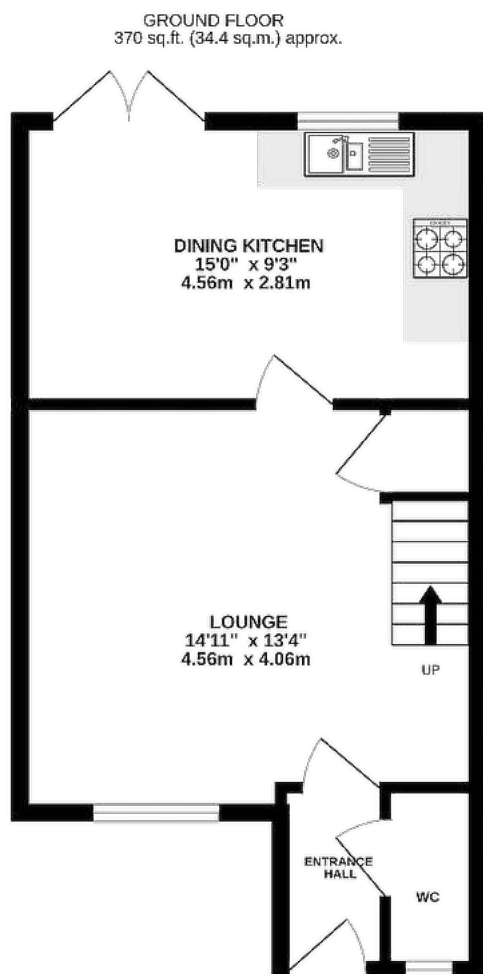












TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.

TENURE

Leasehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band B.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

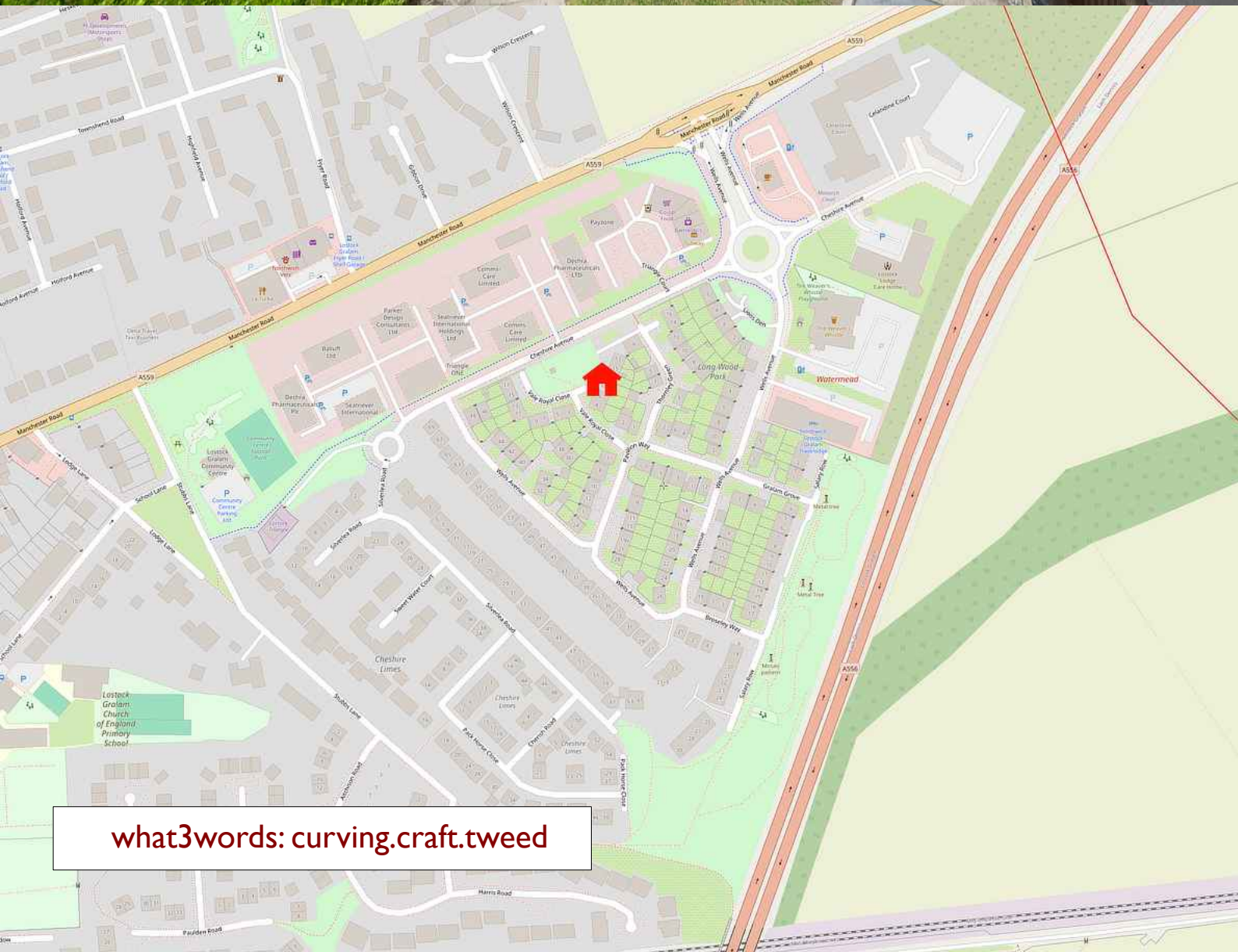
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

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what3words: curving.craft.tweed



Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1 %
of asking price
achieved

OVER 7,000 OFFERS



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★

BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE

Hinchliffe Holmes

2021-2022



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BEST ESTATE AGENCY
CHESHIRE

Ben Hinchliffe

2022-2023



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2022-2023



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2023-2024



TheNegotiator
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OF THE YEAR
NORTH EAST
& NORTH WEST

GOLD



BEST
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WINNER
LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS





HINCHLIFFE
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INDEPENDENT ESTATE AGENTS

SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT

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